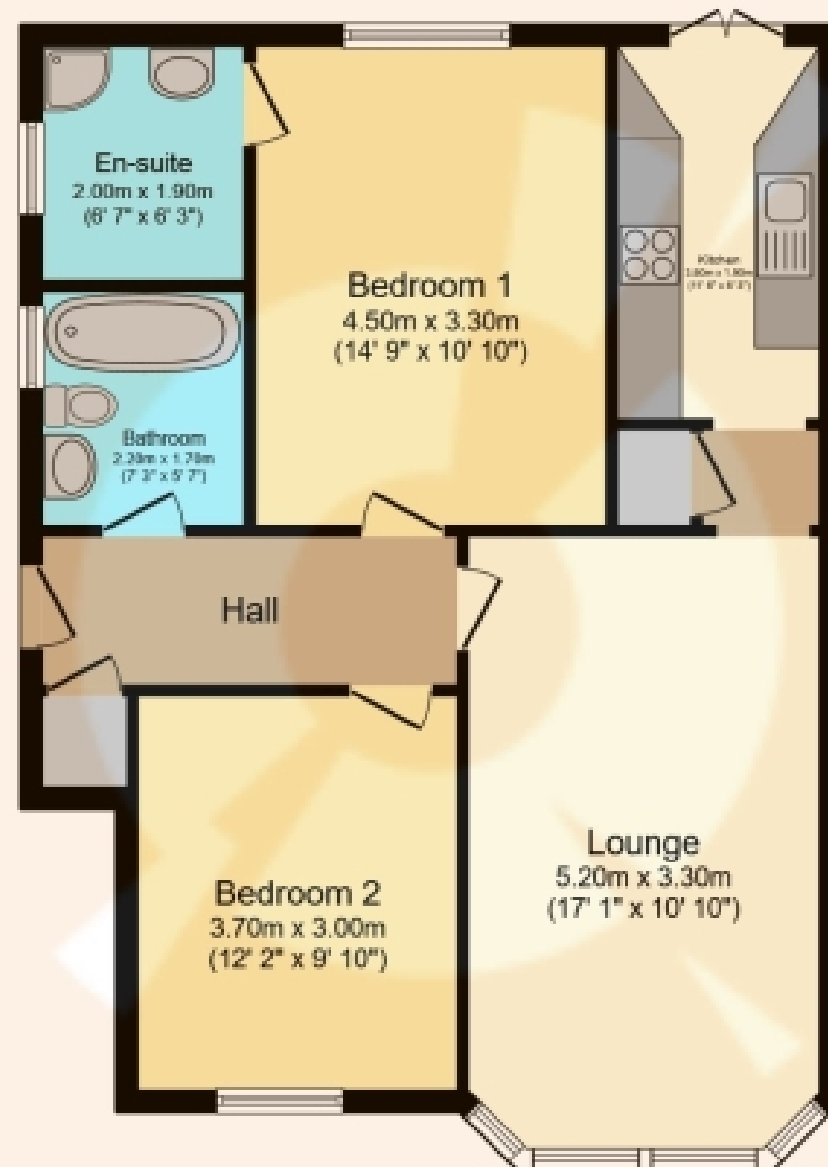




45 Bowden Drive, Hillington

Offers Over £109,995





Floor Plan

Total floor area 70.5 sq.m. (759 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

THE PROPERTY

**** NEW KITCHEN & BATHROOM ** ** ADDITIONAL EN-SUITE SHOWER ROOM WITHIN MASTER BEDROOM ** RECENTLY INSTALLED BOILER ** PRIVATE GARDENS TO FRONT & REAR **** View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. This is a fantastic opportunity to purchase a delightful ground-floor cottage flat, situated in a popular location with excellent transport links nearby. Externally to the front, there is a private garden which is predominantly laid to lawn, making for easy maintenance.

Upon entering the welcoming hallway, you quickly realise just how spacious this wonderful home is. The contemporary family lounge is complimented beautifully with a feature focal point fireplace, fitted carpets and neutral decor, creating the perfect space to relax with family and friends.

Accessed via the lounge is the contemporary breakfasting kitchen with butcher-block effect countertops and contrasting white floor and wall mounted cabinets which provide ample storage space. Integrated appliances include a 4-ring gas hob with extractor hood, electric oven/grill, microwave, and there is further free-standing space for a fridge freezer and washing machine.

Recently installed French doors offer direct access to the private rear garden with sociable patio area – perfect for outdoor entertaining/dining alfresco. A section laid to lawn makes for minimal upkeep.

This property further benefits from two spacious double bedrooms. Bedroom One boasts a recently installed en-suite shower room, comprising of walk-in shower cubicle and wash-hand basin which has been contained within a stylish high-gloss vanity unit.

Completing the home internally is the ultra-modern family bathroom, consisting of three-piece white glazed sanitary ware to include a shower-over-bath with glass screen, wash-hand-basin, and W.C. The bathroom features contemporary chrome fixtures and fittings throughout.

Park and ride facilities at Hillington East Station and Hillington West Station are both less than a 5-minute drive and a regular train service will have you at Glasgow City Centre in under 15 minutes. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Hillington Industrial Estate is just a short drive from this property. Hillington offers a wide variety of amenities. The highly popular Silverburn Shopping Centre is a 10-minute drive and Intu Braehead Shopping Centre is also a 10-minute drive which both offer a wider variety of shops and restaurants.

Early viewing of this property is advised to fully appreciate the potential of this wonderful property. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com